



02-0-0821

CITY COUNCIL
ATLANTA, GEORGIA

AN ORDINANCE

Z-02-27

BY: ~~ZONING COMMITTEE~~

3-12-02

Dem. Stairs

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at [See attached list identified as Exhibit A] be changed from the **C-4-C (Central Area Commercial Residential-Conditional)** District, to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **108** of the **17th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description, identified as Exhibit B.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District," and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

[Signature]
Deputy Clerk

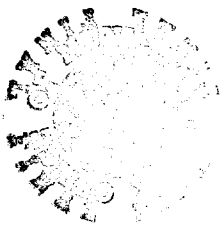
ADOPTED by the Council
APPROVED by the Mayor

JUN 03, 2002
JUN 10, 2002



Conditions for Z-02-27

Site plan entitled "Atlantic Station, Atlanta, Georgia, Beazer Homes" prepared by Hughes, Good, O'Leary and Ryan, dated December 31, 2001, last revised April 16, 2002 and marked received by the Bureau of Planning April 17, 2002.



REVISED: APRIL 16, 2002



0-08-27

PROJECT SUMMARY

1) ALL LOTS FRONTING ON FOWLER STREET, BARNES STREET, HOLLY STREET, FRANCIS DRIVE AND ATLANTIC DRIVE SHALL HAVE A FRONT YARD SETBACKS THAT ARE CONSISTENT WITH EXISTING HOME PARK RESIDENCES.

2) THIS PROJECT CAN BE DEVELOPED AS EITHER SINGLE FAMILY DETACHED LOTS OR AS A CONDOMINIUM. HOUSES TO BE SHOWN IDENTIFY POSSIBLE LOT LINE CONFIGURATIONS.

3) PARKING SHOWN. ALL UNITS CONTAIN 2-CAR GARAGES.

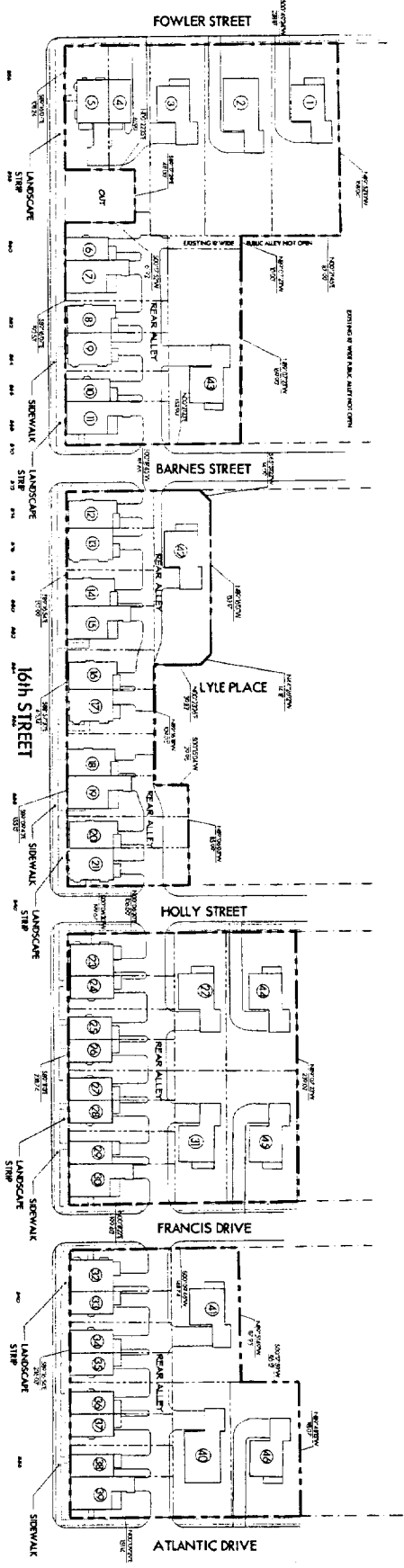
4) NO PARKING SHALL BE ALLOWED NEAR ALLEYS.

5) NET LAND AREA: 4.466 ACRES (INCLUDES 0.07 ACRES LYLE PLACE)

6) GROSS LAND AREA: 6.8 ACRES

7) F.A.R. - AREA OF HEATED SPACE (73,207 SF) - 0.37

8) NO 100-YEAR FLOOD PLANS EXIST ON SITE



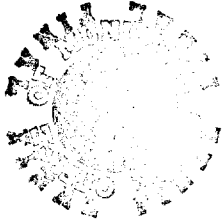


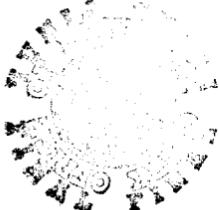
Exhibit A
Addresses for Z-02-27
(Application of Atlantic Station, LLC)

1282 Frances Street, N.W.
1285 Frances Street, N.W.

1281 Holly Street, N.W.
1282 Lyle Place, N.W.
1281 Lyle Place, N.W. (aka 1288 Barnes Street, N.W.)
1278 Barnes Street, N.W.

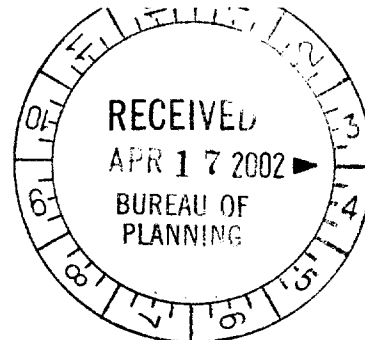
1281 Barnes Street, N.W.
1273 Barnes Street, N.W.
204 16th Street, N.W.
188 16th Street, N.W.
1276 Fowler Street, N.W.

1267 Atlantic Drive, N.W.
1267 Francis Street, N.W.
1268 Holly Street, N.W.



LEGAL DESCRIPTION

ATLANTIC STATION PD-H APPLICATION



ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 108 of the 17th District, Fulton County, Georgia, being more particularly described as follows:

BEGIN at the point of intersection of the southerly right-of-way line of 16th Street (50' right-of-way width) and the easterly right-of-way line of Atlantic Drive (50' right-of-way width); thence run along and coincident with the southerly right-of-way line of 16th Street South 89°16'54" East, a distance of 236.03 feet to a point on the westerly right-of-way line of Francis Drive (40' right-of-way width); thence leave the southerly right-of-way line of 16th Street and run along and coincident with the westerly right-of-way line of Francis Drive South 00°09'46" West, a distance of 148.74 feet to a point; thence leave the westerly right-of-way line of Francis Drive and run North 89°51'49" West, a distance of 117.95 feet to a point; thence run South 00°17'59" West, a distance of 50.12 feet to a point; thence run North 89°48'15" West, a distance of 118.07 feet to a point on the easterly right-of-way line of Atlantic Drive; thence run along and coincident with the easterly right-of-way line of Atlantic Drive North 00°18'26" East, a distance of 50.00 feet to a point; thence continue to run along and coincident with the easterly right-of-way line of Atlantic Drive North 00°09'29" East, a distance of 151.14 feet to a point on the southerly right-of-way line of 16th Street, said point being the POINT OF BEGINNING.

TOGETHER WITH:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 108 of the 17th District, Fulton County, Georgia, being more particularly described as follows:

BEGIN at the point of intersection of the southerly right-of-way line of 16th Street (50' right-of-way width) and the easterly right-of-way line of Francis Drive (40' right-of-way width); thence run along and coincident with the southerly right-of-way line of 16th Street South 89°11'13" East, a distance of 238.74 feet to a point on the westerly right-of-way line of Holly Street (40' right-of-way width); thence leave the southerly right-of-way line of 16th Street and run along and coincident with the westerly right-of-way line of Holly Street South 00°06'30" West, a distance of 199.67 feet to a point; thence leave the westerly right-of-way line of Holly Street and run North 89°07'23" West, a distance of 239.02 feet to a point on the easterly right-of-way line of Francis Drive; thence run along and coincident with the easterly right-of-way line of Francis Drive North 00°11'22" East, a distance of 199.40 feet to a point on the southerly right-of-way line of 16th Street, said point being the POINT OF BEGINNING.

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TOGETHER WITH:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 108 of the 17th District, Fulton County, Georgia, being more particularly described as follows:

BEGIN at the point of intersection of the southerly right-of-way line of 16th Street (50' right-of-way width) and the easterly right-of-way line Holly Street (40' right-of-way width); thence run along and coincident with the southerly right-of-way line of 16th Street South 89°09'43" East, a distance of 155.15 feet to a point on the westerly right-of-way line of Lyle Place (40' right-of-way width); thence leave the southerly right-of-way line of 16th Street and run along and coincident with the westerly right-of-way line Lyle Place South 00°21'42" West, a distance of 76.00 feet to a point; thence leave the westerly right-of-way line Lyle Place and run North 89°16'18" West, a distance of 68.75 feet to a point; thence run South 00°15'04" West, a distance of 29.96 feet to a point; thence run North 89°06'05" West, a distance of 85.99 feet to a point on the easterly right-of-way line of Holly Street; thence run along and coincident with the easterly right-of-way line of Holly Street North 00°06'30" East, a distance of 106.00 feet to a point on the southerly right-of-way line of 16th Street, said point being the POINT OF BEGINNING.

TOGETHER WITH:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 108 of the 17th District, Fulton County, Georgia, being more particularly described as follows:


BEGIN at the point of intersection of the southerly right-of-way line of 16th Street (50' right-of-way width) and the easterly right-of-way line Lyle Place (40' right-of-way width); thence run along and coincident with southerly right-of-way line of 16th Street South 89°16'54" East, a distance of 152.99 feet to a point on the westerly right-of-way line Barnes Street (40' right-of-way width); thence run along and coincident with the westerly right-of-way line Barnes Street South 00°18'45" West, a distance of 115.65 feet to a point; thence leave the westerly right-of-way line Barnes Street and run South 45°31'22" West, a distance of 14.09 feet to a point; thence run North 89°16'01" West, a distance of 133.17 feet to a point; thence run North 44°26'12" West, a distance of 14.18 feet to a point on the easterly right-of-way line Lyle Place; thence run along and coincident with the easterly right-of-way line Lyle Place North 00°23'36" East, a distance of 115.61 feet to a point on the southerly right-of-way line of 16th Street, said point being the POINT OF BEGINNING.

TOGETHER WITH:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 108 of the 17th District, Fulton County, Georgia, being more particularly described as follows:

BEGIN at the point of intersection of the southerly right-of-way line of 16th Street (50' right-of-way width) and the easterly right-of-way line of Barnes Street (40' right-of-way width); thence run along and coincident with the southerly right-of-way line of 16th Street South 89°16'07" East, a distance of 193.53 feet to a point; thence leave the

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southerly right-of-way line of 16th Street and run South 00°17'52" West, a distance of 61.92 feet to a point; thence run South 89°17'29" East, a distance of 48.00 feet to a point; thence run North 00°22'35" East, a distance of 61.90 feet to a point on the southerly right-of-way of 16th Street; thence run along and coincident with the southerly right-of-way line of 16th Street South 89°16'07" East, a distance of 108.24 feet to a point on the westerly right-of-way line of Fowler Street (40' right-of-way width); thence leave the southerly right-of-way line of 16th Street and run along and coincident with the westerly right-of-way line of Fowler Street South 00°49'24" West, a distance of 238.81 feet to a point; thence leave the westerly right-of-way line of Fowler Street and run South 89°52'10" West, a distance of 168.04 feet to a point; thence run North 00°21'46" East, a distance of 87.99 feet to a point; thence run North 89°07'23" West, a distance of 179.90 feet to a point located on the easterly right-of-way line of Barnes Street; thence run along and coincident with the easterly right-of-way line of Barnes Street North 00°21'23" East, a distance of 152.90 feet to a point, said point being the POINT OF BEGINNING.

TOGETHER WITH:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 108 of the 17th District, Fulton County, Georgia, being more particularly described as follows:

BEGin at the point of intersection of the westerly (now or formerly) right-of-way line of Lyle Place (40' right-of-way) and the southerly right-of-way line of 16th Street (50' right-of-way); thence run along and coincident with the southerly right-of-way line of 16th Street South 88 degrees 57 minutes 30 seconds east, a distance of 40.34 feet to a point on the easterly right-of-way line of Lyle Place; thence leave the southerly right-of-way line of Lyle Place south 00 degrees 23 minutes 36 seconds west a distance of 75.78 feet to a point; thence leave the easterly right-of-way line of Lyle Place and run north 89 degrees 16 minutes 18 seconds west, a distance of 40.30 feet to a point on the westerly right-of-way line of Lyle Place; thence run along and coincident with the westerly right-of-way line of Lyle Place north 00 degrees 21 minutes 42 seconds east, a distance of 76 feet to a point on the southerly right-of-way line of 16th Street, said point being the POINT OF BEGINNING.

Said tract containing 4.446 acres and being more particularly shown as Parcels R12(A), R12(B), R12(C), R12(D) and the area of Lyle Place abandoned by the City of Atlanta on that certain ALTA/ASCM Land Title Survey of Parcels R10-S, R11-S, and R12 for Beazer Homes, prepared by Lowe Engineers, LLC, bearing the seal and certification of Wm. J. Daniel III, Georgia Registered Land Surveyor No. 2257, dated January 25, 2001, last revised April 13, 2001 on the Survey.

2-02-27

RCS# 3784
6/03/02
2:53 PM

Atlanta City Council

Regular Session

02-O-0821 Z-02-27; Southside of 16th St., NW
 (E-2); C-4-C to PD-H
 ADOPT

YEAS: 12
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
B Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	NV Willis
Y Winslow	Y Muller	NV Boazman	NV Woolard

CORRECTED COPY

02-O-0821

02-0-0821

(Do Not Write Above This Line)

AN ORDINANCE Z-02-27

BY: ZONING COMMITTEE

Debra Starnes

AN ORDINANCE TO REZONE FROM THE C-4-C (CENTRAL AREA COMMERCIAL RESIDENTIAL-CONDITIONAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED ON THE SOUTH SIDE OF 16TH STREET, N.W. BETWEEN ATLANTIC DRIVE, N.W. AND FOWLER STREET, N.W. (FORMING PART OF THE ATLANTIC STATION SITE) FRONTING APPROXIMATELY 1183.2 FEET (EXCLUDING INTERSECTING RIGHTS-OF-WAY) ON THE SOUTH SIDE OF 16TH STREET BEGINNING AT THE SOUTHEAST CORNER OF ATLANTIC DRIVE. DEPTH: VARIES; AREA: 4.446 ACRES; LAND LOT 108, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: ATLANTIC STATION, LLC

APPLICANT: SAME

BY: CARL E. WESTMORELAND, JR., ESQ.
AND NANCY J. WALSH, ATTORNEYS
NPU-E COUNCIL DISTRICT 2

ADOPTED BY

JUN 03 2002

COUNCIL

- ☐ CONSENT REFER
- ☐ REGULAR REPORT REFER *Refer paper*
- ☐ ADVERTISE & REFER
- ☐ 1st ADOPT 2nd READ & REFER

Date Referred

5/6/02

Referred To:

ZRB + Zoning

First Reading

Committee

Date

Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

COUNCIL ACTION

☒ 2nd☐ 1st & 2nd☐ 3rd

Readings

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED

JUN 03 2002

ATLANTA CITY COUNCIL PRESIDENT

Robert W. Woodard

CERTIFIED

JUN 03 2002

Robert W. Woodard
MUNICIPAL CLERK

MAYOR'S ACTION

Shirley Franklin

JUN 10 2002

MAYOR